

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - May 13, 1970

Appeal No. 10335 St. Vincents Orphan Asylum, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meetings of May 19 and August 18, 1970.

EFFECTIVE DATE OF ORDER - Sept. 25, 1970

ORDERED:

That the appeal for further processing under Article 75 of the Zoning Regulations for large scale development known as Edgewood Terrace at 4th and Edgewood Streets, NE., Parcels 131/183 and 131/184, near Square 3630, be granted as indicated in the following exhibits:

1. Exhibit No. 15 - Revised site plan and overall grading plan, dated June 5, 1970.
2. Exhibit No. 17 - Subdivision plans dated May 1970.
3. Exhibit No. 16 - New scheme final data, dated August 11, 1970

OPINION:

The results of the Board's review of the applicant's exhibits, the records of the Zoning Commission (File Case No. 66-68) and the testimony of the Board's public hearing held on August 12, 1970, enable the Board to find that the detailed development plans are within the frame work of the Order of approval given to the proposal by the Zoning Commission in their Order dated December 6, 1966, and amended on February 26, 1968, and that they conform to the spirit and intent of the Zoning Regulations.

This Order shall be subject to the following conditions:

- [a] The requirements of Sections 7501.46, 7501.47, 7501.48, 7501.49, 7501.51, 7501.52, 7501.53, 7501.54, 7501.55, 7501.551, 7501.552 and 7501.56.
- [b] The Board will retain jurisdiction over roof structures (Section 7501.46).
- [c] A temporary parking permit shall issue for a period of one (1) year but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- [d] The planned development must be constructed in accordance with the production schedule submitted as approved by the Board: TO WIT:
 - (1) Section I - Beginning October 1, 1970, Exhibit No. 19.
 - (2) Section II - Beginning early 1973
 - (3) Completion - Section II - September 1975
- [e] No permit shall issue or subdivision recorded (BZA Exhibit No. 17) until the following conditions have been met:
 - (1) The covenant has been recorded by the applicant in the Office of the Recorder of Deeds for the District of Columbia.
 - (2) A copy of the covenant, certified by the Recorder of Deeds as a true copy of the recorded instrument has been returned to the Board with a certificate of title, which will be submitted to the Corporation Counsel of D.C. for notation that the certification as to title is sufficient.

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BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: 

PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF
SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR
OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS
WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF
THIS ORDER.